

Platteville Fire Station Concept Options: August 22nd 2023

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Platteville Fire Chief and Clint
Langreck, Platteville City Manager

Version: 18082023



Preference

The goal of this exchange is to answer these broad concepts:

- 1) What shape will the station be?
- 2) What location will it be built on?
- 3) How will it be relatively positioned on that site?
- 4) What alternate features are desired?
- 5) What estimated cost-point is acceptable to continue planning?

Score Card:

<u>Option:</u>	<u>Position:</u> "Recommend" "Support" "Oppose"	<u>Comments for City of Platteville</u> <u>Common Council to consider:</u>
Slim 2-story fits on O.E. Gray		
1-story fits O.E. Gray		
1-story expanded O.E. Gray		
1-story Industrial Park		
(+add) 7 th bay		
(+add) basement		

Table of Content:

Background and History

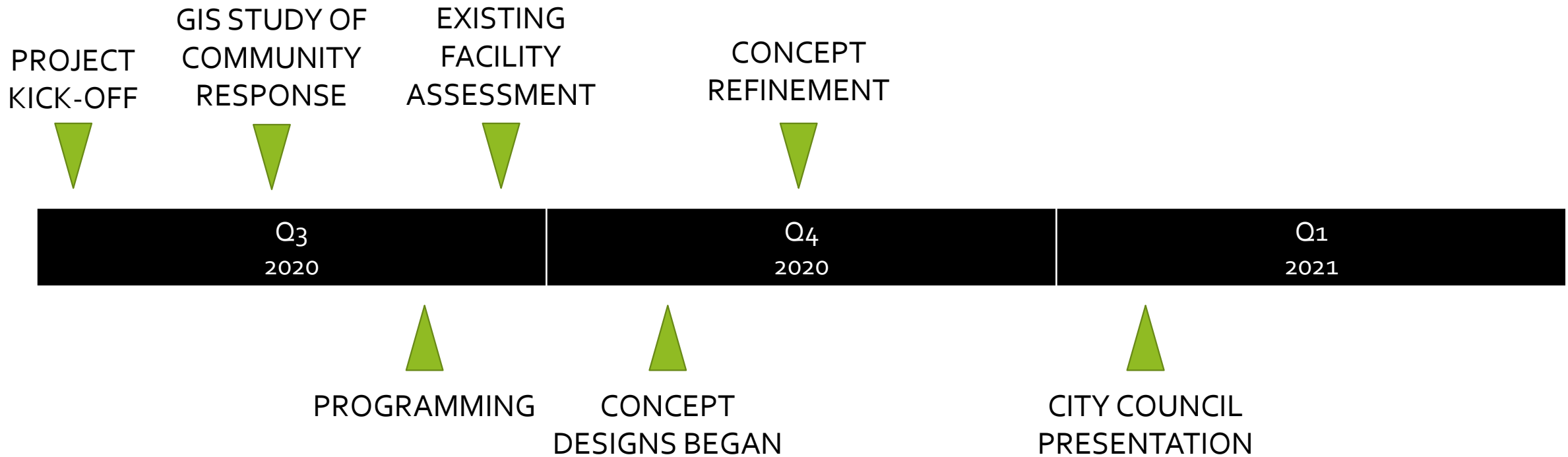
Concept Development

Initial Presentation

Options for Consideration

Decision Points

Background and History



Decided to Launch a Study to Identify Problems



Background and History

- Envelope Repair due to age
 - Tuckpointing, sealants, window replacements, etc.
- Inadequate Parking
- Apparatus Bay is significantly undersized
 - Vehicles parked outside
 - Lacks air ventilation and exhaust removal system
- No room for growth
- Entryway not welcoming for guests
- No vestibules to exterior doors for climate control
- Roof leaks

Study of current station:

Limited personal decontamination (Decon) area

No personal laundry

No Decon showers

No Gear Turnout locker room

Desired Spaces:

Study Space

Gender equitable toilets / showers

Gender equitable dorms

Privacy/Mothers room

Administrative office space



Background and History

Study of current station:

- Non-Code Compliant:
 - No panic hardware on exterior doors
 - Handrails to stairs
 - Landing for stairs
 - Exterior envelope would not meet today's energy code
 - Toilet room on lower level
- Non-ADA Compliant:
 - No elevator to second floor
 - Clearances throughout apparatus bays
 - Toilet rooms in general not compliant:
 - Toilet heights, grab bars, knee clearances, turn radi,
 - Push/pull clearances not met at certain doors
 - No ADA sink in kitchen
 - No knee space in bathroom sinks
 - No compliant parking stalls
- Materials have asbestos – fine if not touched. Would have to be abated if renovated

Background and History

Assessment of current 60-year-old station

Recommendation...



...new facility.

Positives:

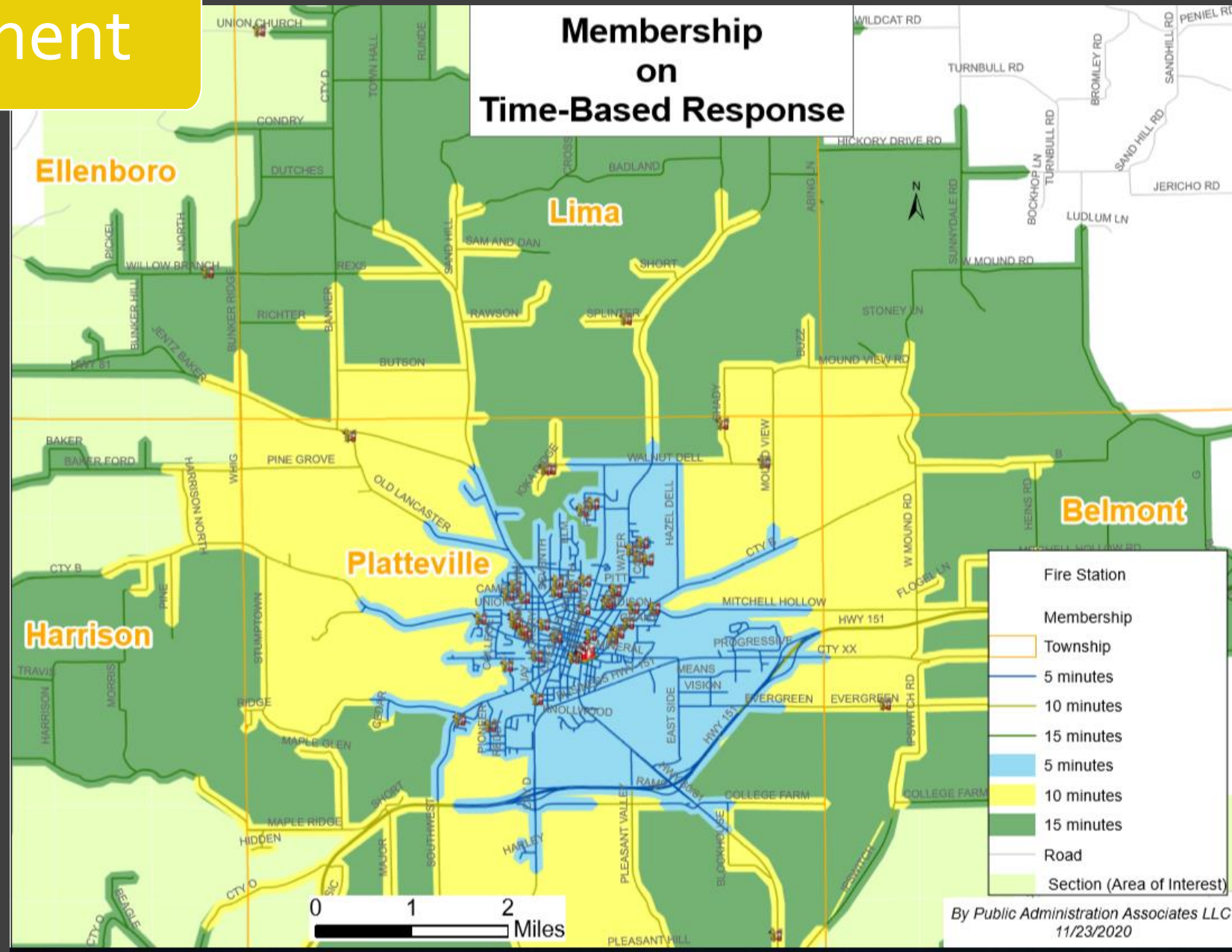
- Good Location
- Meeting Room
- Museum

Negatives:

- SAFETY - Lacks modern safety features and space for best practice
- Apparatus Floor
- Cleaning/Decon
- Office Space
- Turnout Gear Storage
- Public Entrance/ Parking
- Overnight Accommodations

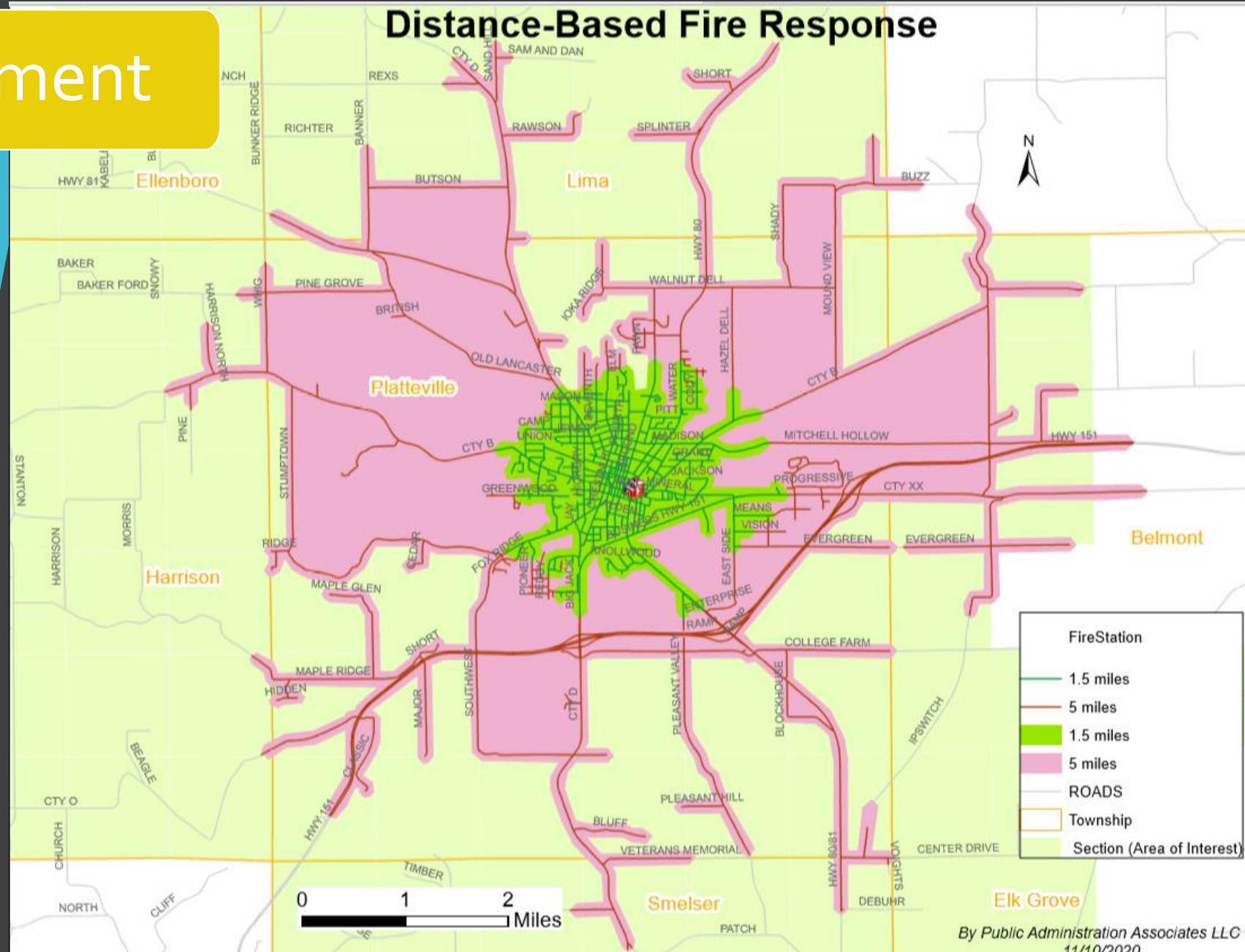
Concept Development

Location Assessment:
1st – Volunteer Response by time to station



Concept Development

Location
Assessment:
2nd – Street
address response
by distance from
station

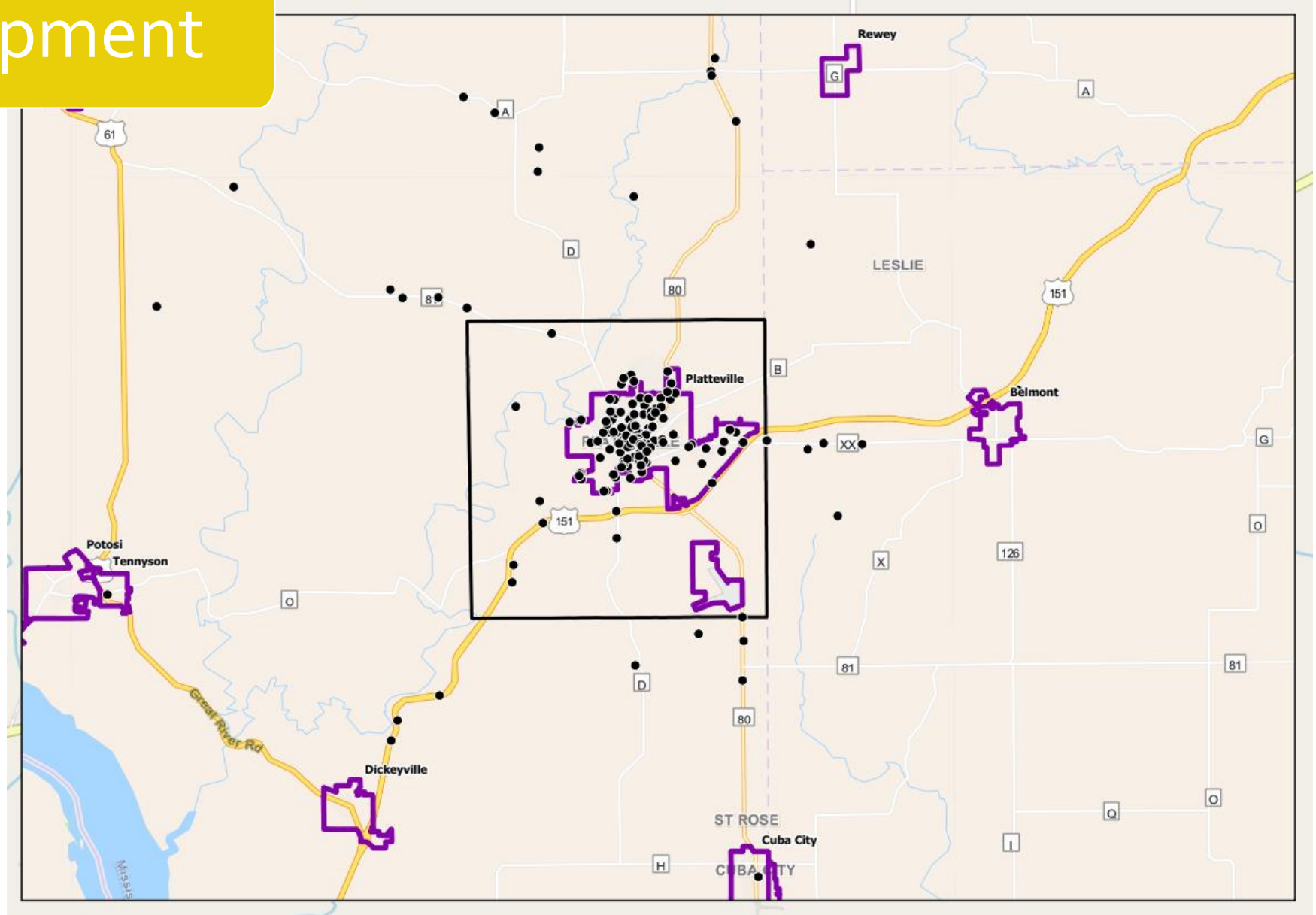


By Public Administration Associates LLC
11/10/2020

Concept Development

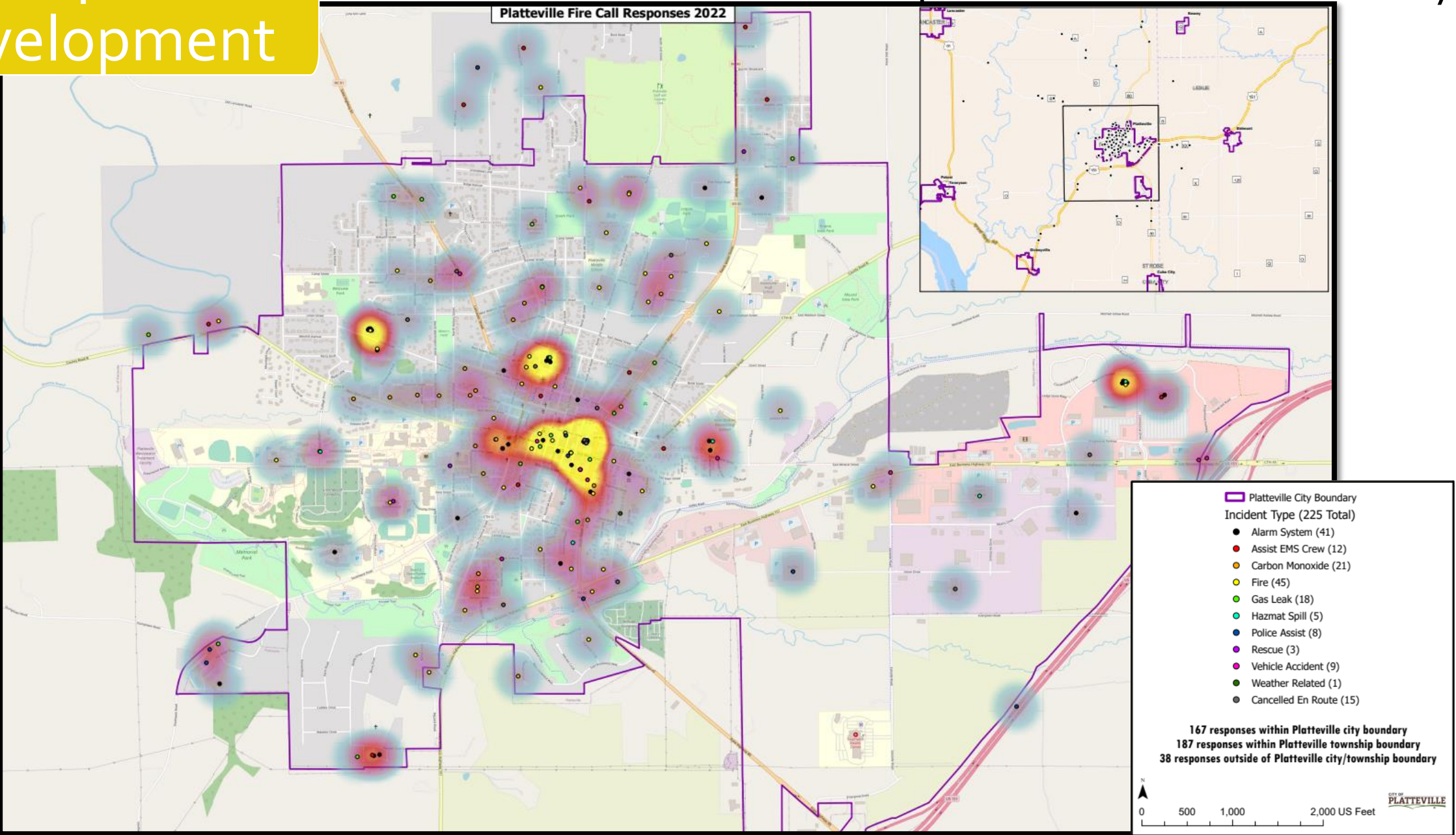
2022 Data Plot of Responses in District

More than just fires.

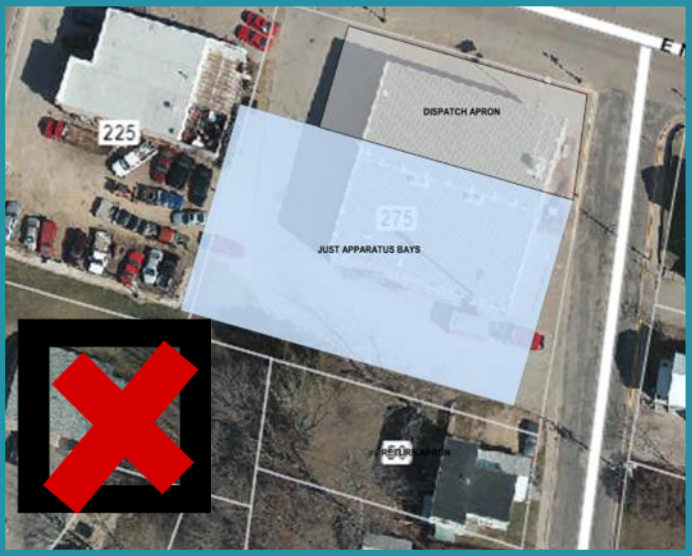


Concept Development

2022 Data Plot of Fire Call Responses Centered on Activity



Concept Development

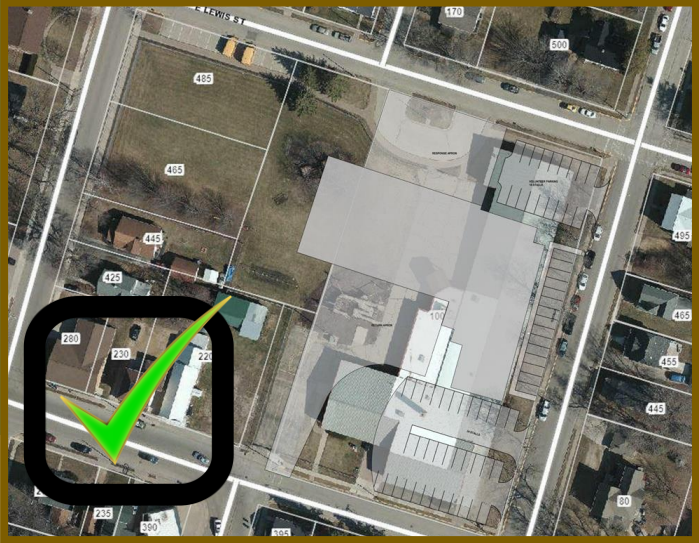
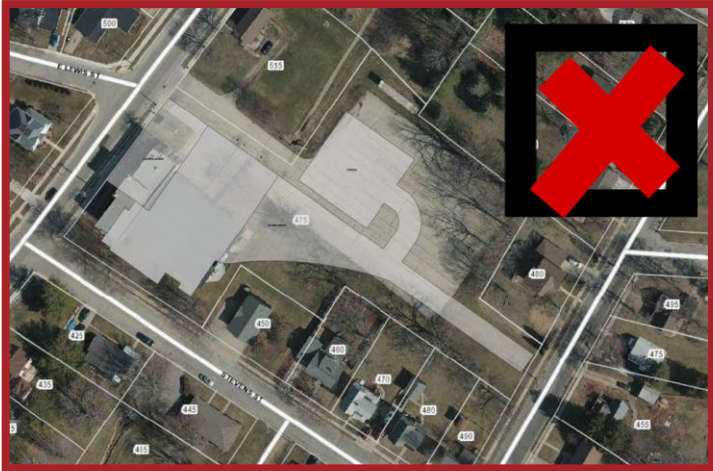


East Main: Too small.

Six bays needed for current apparatus doesn't fit.

Water St: Small.

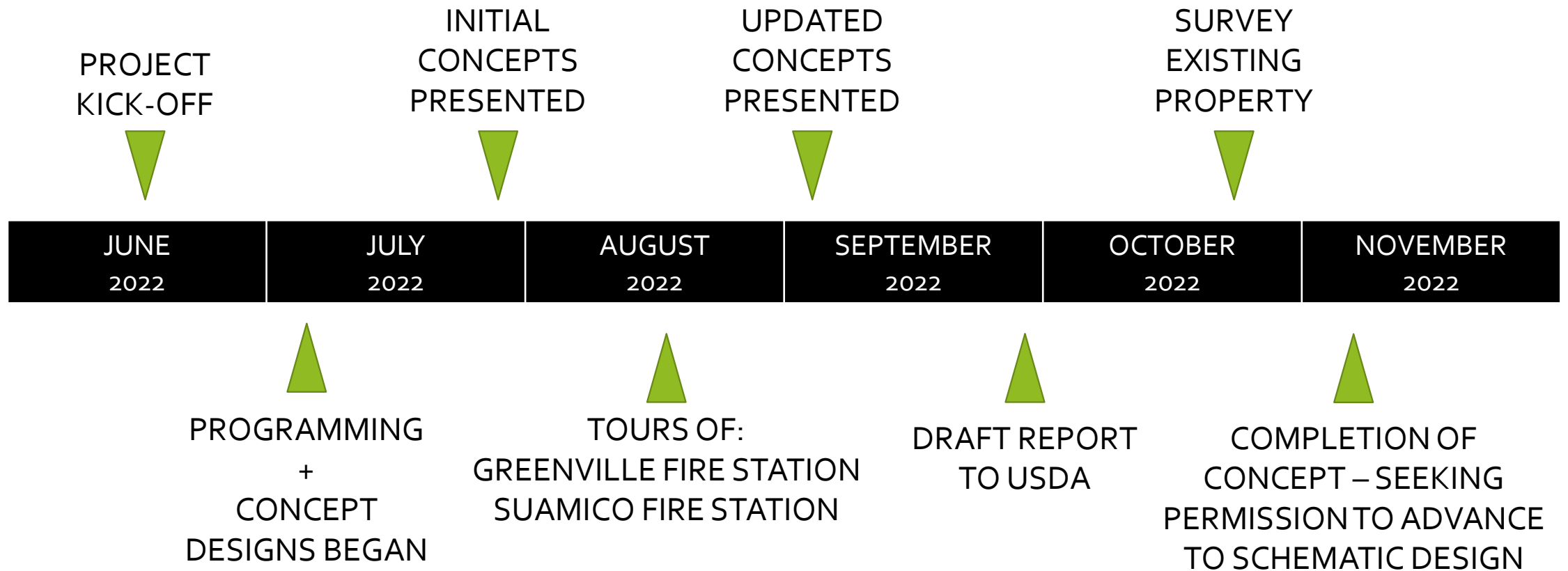
Need three stories and challenges with parking, storm water, site safety, etc.



Adams/Lewis: Most opportunity.

Has room for growth but has slope to account for.

Concept Development

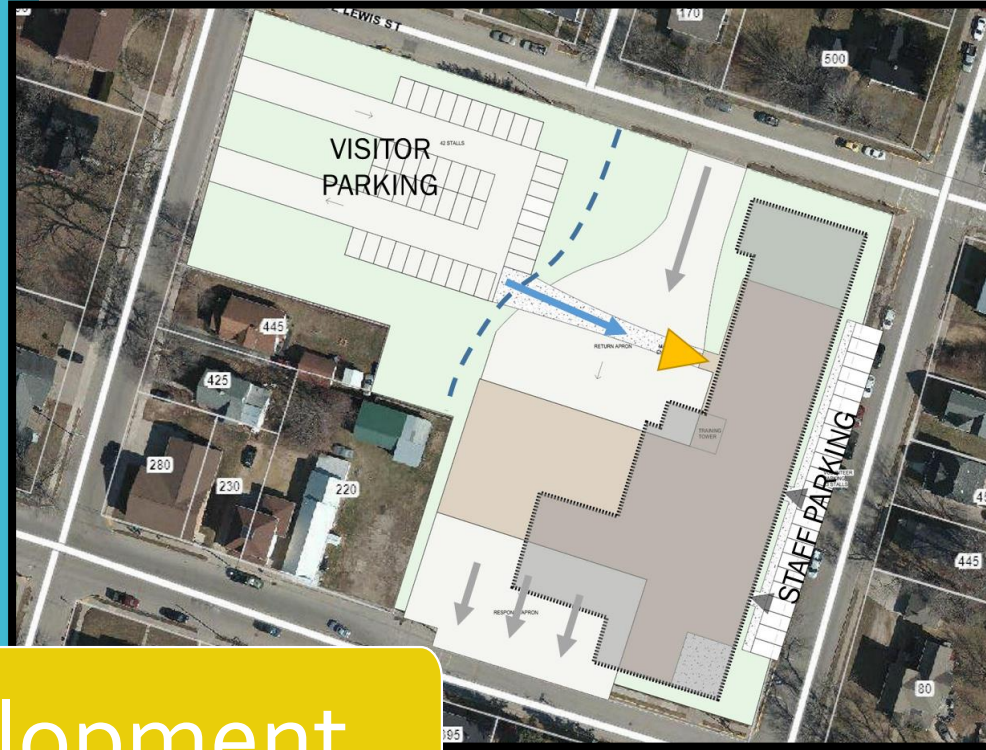


Decided to Begin Design
(Wendel-Five Bugles)

- O.E. Gray facility was not meant to be an emergency response building
- Too big... yet not big enough space in right spots; poor operational flow through the building
- Built very close to property edges
- Would require significant demolition and reconstruction

O.E. GRAY RENOVATION CONCEPT:

Concept Development



Concept Development

EXPLORED MULTIPLE TWO-STORY DESIGN CONCEPTS ON O.E. GRAY SITE:

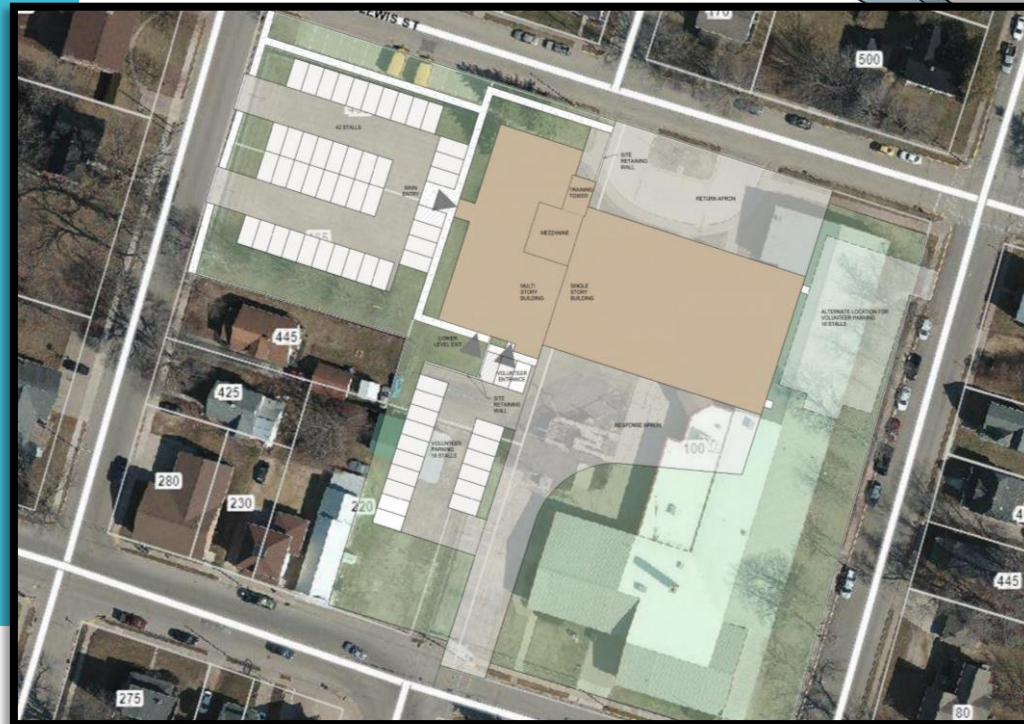
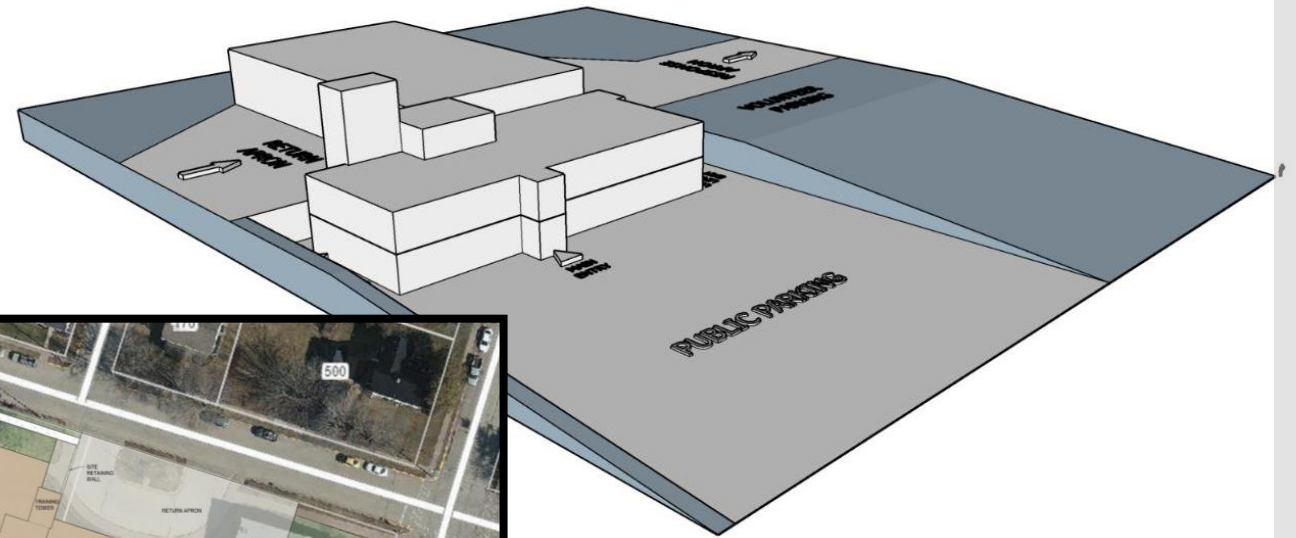
NEW CONCEPTS:

UPPER LEVEL:

RESPONSE DRIVEN
APPARATUS BAYS
DECON
LIVING
"NON-PUBLIC"

LOWER LEVEL:

ADMIN
TRAINING
PUBLIC
EXERCISE



PROJECT BOOST: FEDERAL APPROPRIATION

\$7,000,000



United States Department of Agriculture

February 2, 2023

Concept Development

Barbara Daus, Council President
City of Platteville
75 N. Bonson St.
Platteville, WI 53818

Subject: Letter of Conditions for Congressionally Directed Spending grant to:
City of Platteville

Dear Mayor Daus:

This letter, with attachments, establishes conditions that must be understood and agreed to by the applicant before further consideration may be given to the application for assistance under the Community Facilities (CF) Program. Any changes in project cost, source of funds, scope of services, or any other significant changes (this includes significant changes in the applicant's financial condition, operation, organizational structure or executive leadership) in the project or applicant must be reported to and approved by USDA Rural Development by written amendment to this letter. Any change not approved by USDA Rural Development will be cause for discontinuing processing of the application.

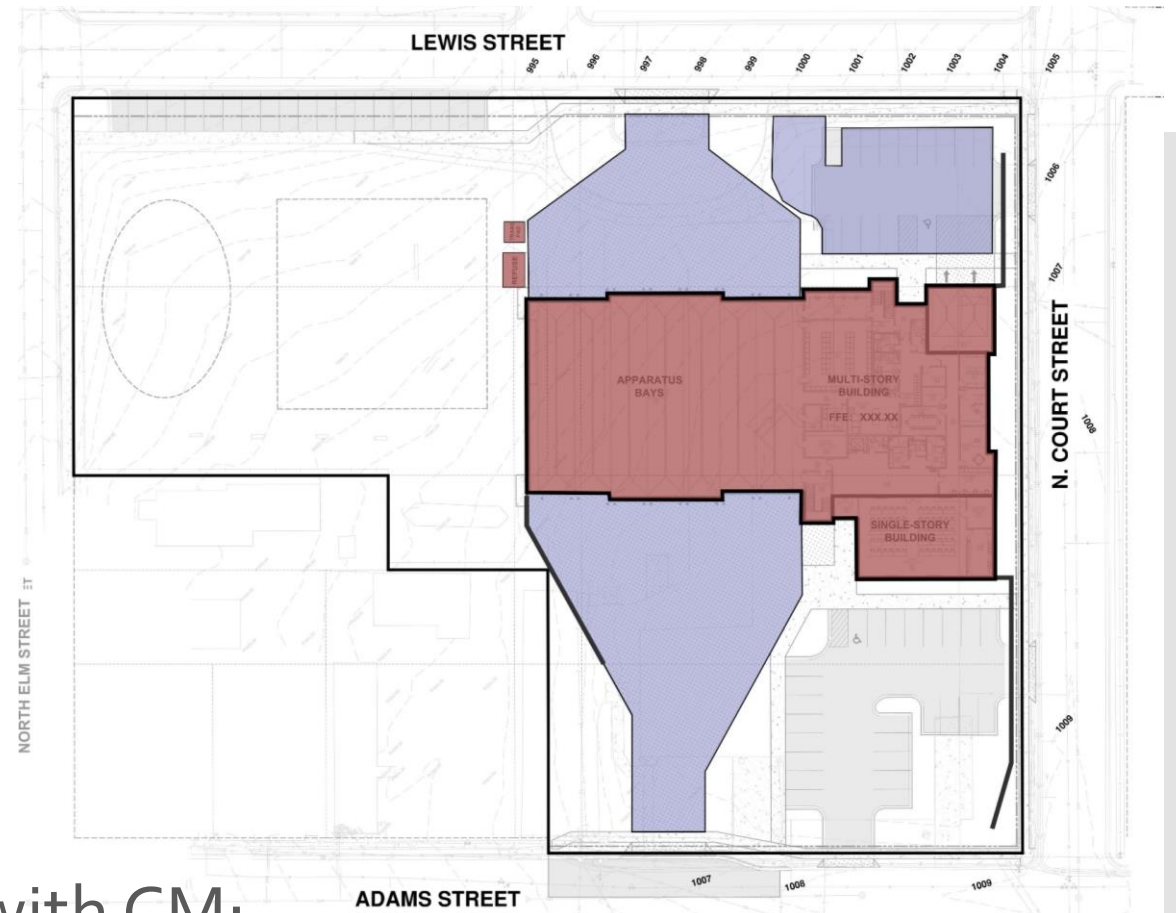
This letter is not to be considered as grant approval or as representation to the availability of funds. The application can be processed on the basis of a USDA Rural Development grant not to exceed \$7,000,000. Funds for this project are provided by the Rural Housing Service (RHS).

Please complete and return the attached Form RD 1942-46, "Letter of Intent to Meet Conditions," and Form RD 1940-1, "Request for Obligation of Funds," by C.O.B today, if you desire that we give further consideration to your application. The execution of these and all other documents required by USDA Rural Development must be authorized by appropriate resolutions of the applicant's governing body.

The grant will be considered approved on the date Form RD 1940-1, "Request for Obligation of Funds," is mailed by USDA Rural Development.

Concept Development

Brought on a Construction Manager (CM) to work with Architect



Assessing the site with CM:

- Clearer picture of costs impacts based on civil engineering
- Clearer understanding of costs with material inflation
- Became aware of property line discrepancy at this time

Initial Presentation

• <u>Two-Story Solution (32,525 SF)</u>	=	\$15,467,000.00
• (Added) Unfinished Basement	=	(+) \$1,470,000 (added 7,715 SF)
• (Added) Finish Basement	=	(+) \$500,000
• (Added) Finish out second floor	=	(+) \$875,000
• (Subtract) Community room	=	(-) \$335,000
• (Added) Flake Epoxy coating	=	(+) 105,000

Solution: fits on build site, 7 drive through bays, decontamination, admin offices, 60-person training room, storage, kitchen, EOC Space, future expansion for dorm, etc.



Initial Presentation 4-20-2023 - Schematic Design Presentation by Wendel/ Five Bugles and Kramer Brothers:

Value Engineering (Slimmed) Schematic

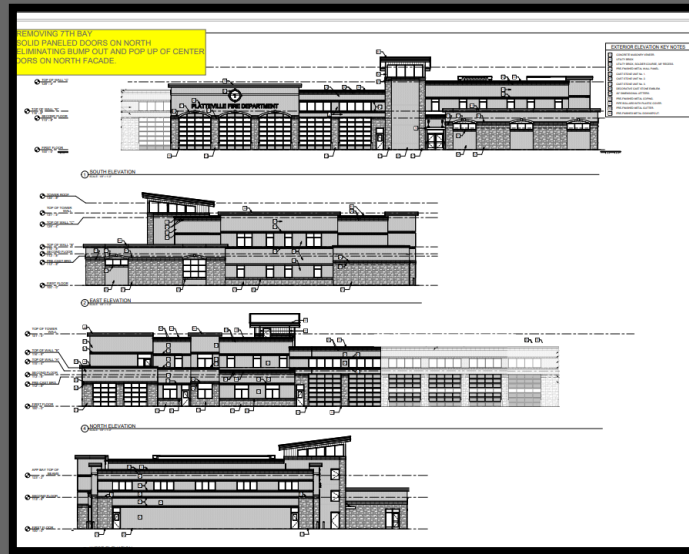
5-11-2023 (Value Engineering) Design Virtual Meeting
by Wendel/ Five Bugles and Kramer Brothers:

- Hard Cost = \$14.1M
- Soft Cost = \$1.3M
- Total Projected Cost = \$15.4M

- Guidance for Reduction = \$3M (down to \$12.5M)

Assumption of funding to slim:

- Federal Appropriation = \$7M
- City Borrowing = \$3M
- Towns Borrowing = \$1M
- Fund Raising = \$1.5M
- Total Assumption = \$12.5M



Evaluated multiple space/size reductions to fit price-point:

Gear Laundry, PPE Lockers, Watch Room, Support Garage, Dorms, Kitchen/Dining/Day, Exercise Room, Remove Façade- Bump out, narrowed apparatus bay, and considered moving the position of the building on the lot. There was also a concept to reduce to a single-story facility.

Initial Presentation

Options for Consideration

COA Development:

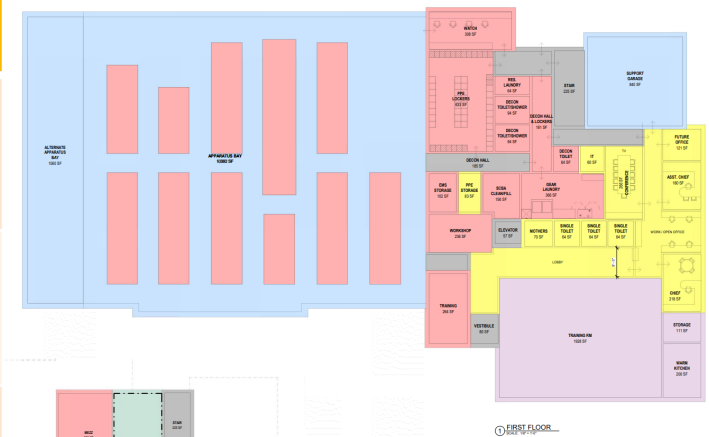
- Multiple Partners
- Many Opinions
- Key Variables

3 main design options

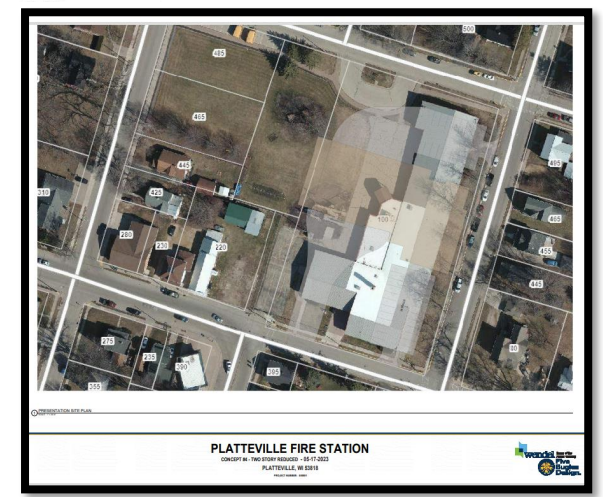
Four concepts to consider:

- **Two Story (Slimmed) design that fits on the parcel**
- **Single Story Design that fits on the parcel**
- **Single Story Design that fits with acquisition of adjacent blighted parcels**
- **Single Story Design to place out in the industrial park**
- **(Alt.) Basement space and 7th apparatus bay**

Size of Facility (Base Bid)	26,535 sq ft (83.2% of assessed need of 31,900 sq ft.)
Response	Facility is in optimal location for volunteer response in the center of fire district. Egresses onto Adams St.
Growth Opportunity	Limited - some opportunity for building growth, with consideration for slopes and initial placement.
Pros	Fits on parcel, improved circulation over existing, good separation between public and private space, allows for public parking and entry from Adams St.
Cons	Multiple levels requires an elevator and stairs, lose storage space, reduced (slimmed) rooms impacts function, second floor is not built out on base bid
Cost (Base Bid)	\$12,482,145 (based on square footage assessments from early 2023)
Cost with added Bay (sq')	(+)\$398,560 (adds additional 1,775 sq ft)
Cost with added Basement (sq')	(+)\$2,626,900 (adds additional 5,700 sf)

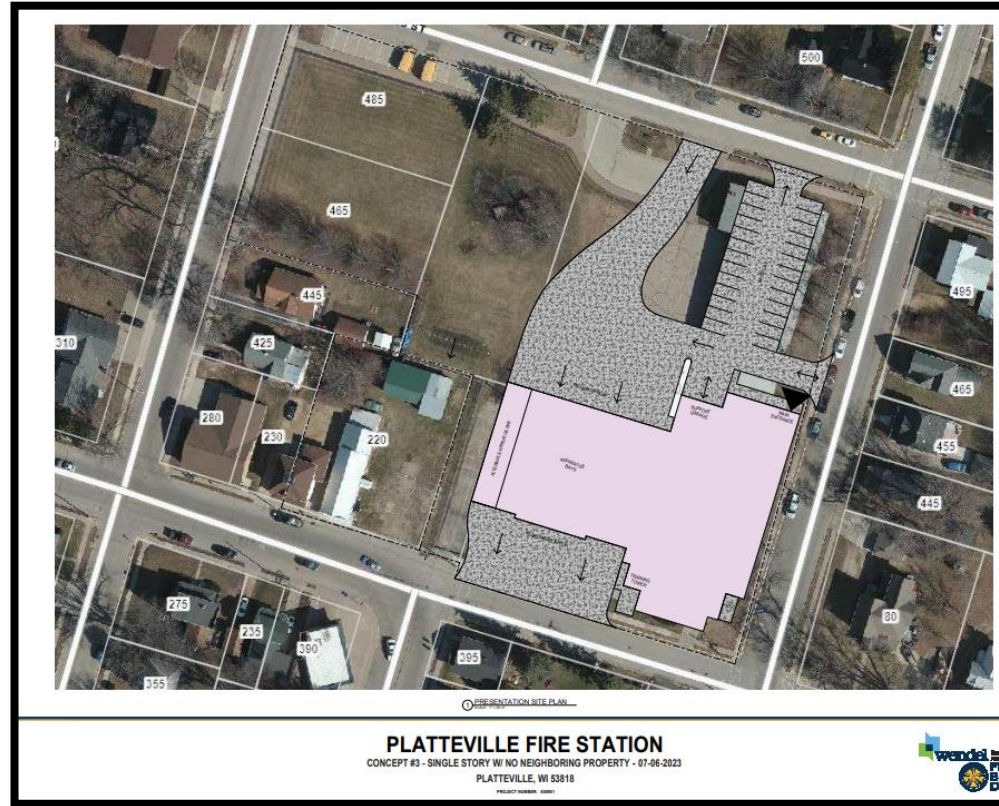


Options for Consideration



Two Story (Slimmed) design that fits on the parcel

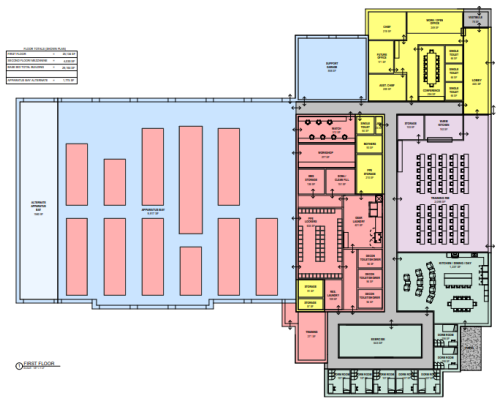
Single Story Design that fits on the parcel



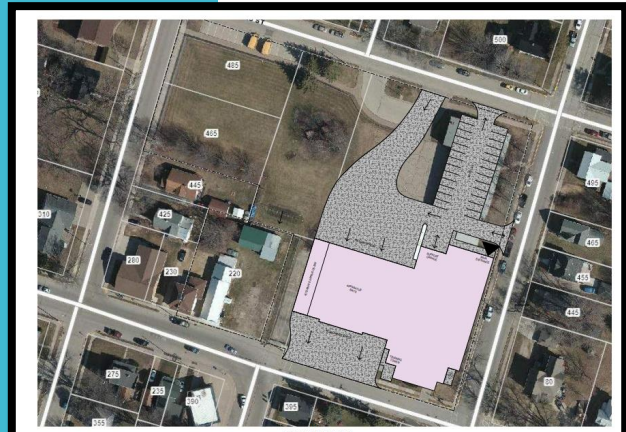
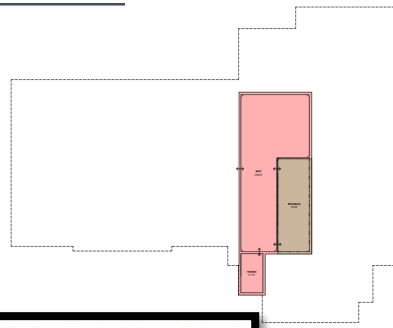
Features

- Fits on OE Gray Site
- Egress onto Adams St.
- Allows for future FT occupancy
- Single story = no elevator costs
- Snug to Court St /no off-street public parking

Options for Consideration



PLATTEVILLE FIRE STATION
 CONCEPT #1 - SINGLE STORY W/ NO NEIGHBORING PROPERTY - 07-04-2023
 PLATTEVILLE, WI 53189



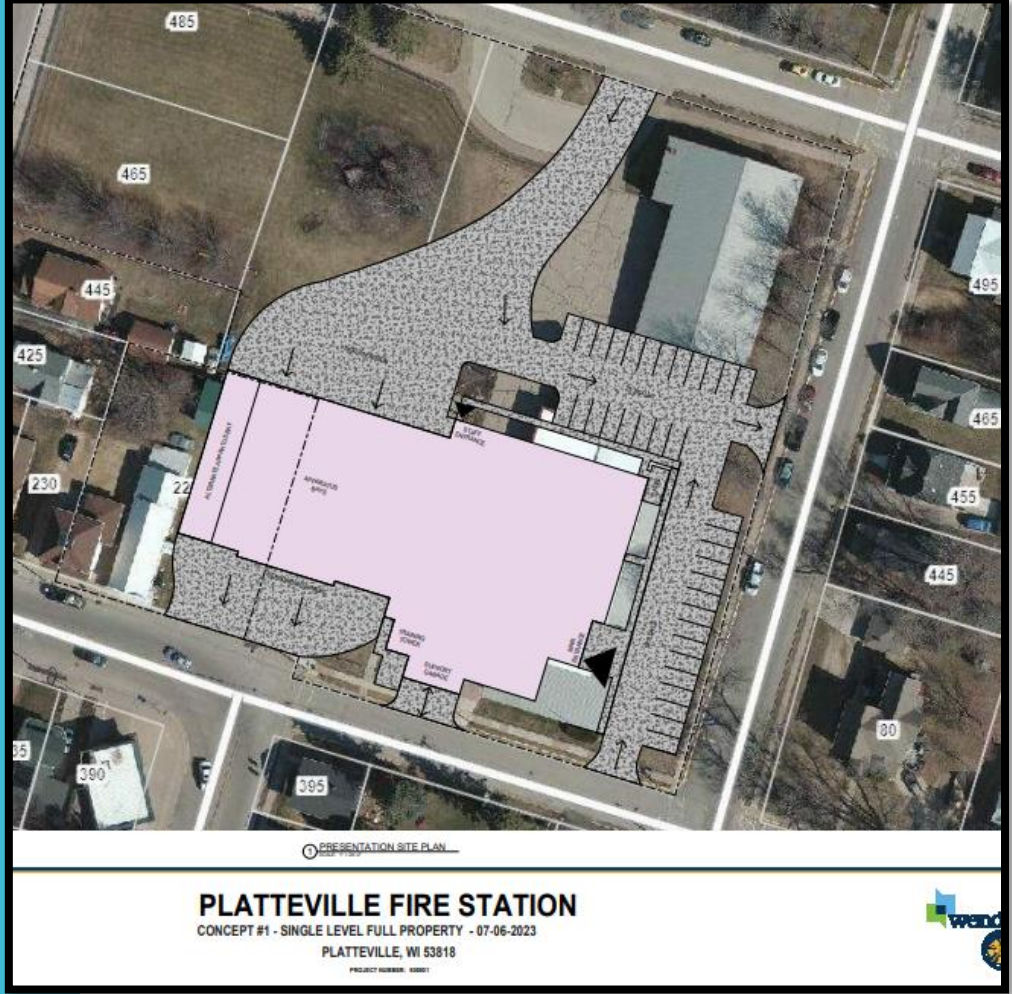
PLATTEVILLE FIRE STATION
 CONCEPT #2 - SINGLE STORY W/ NO NEIGHBORING PROPERTY - 07-04-2023
 PLATTEVILLE, WI 53189

Size of Facility (Base Bid)	29,164 sq ft (91.4% of assessed need of 31,900 sq ft.)
Response	Facility is in optimal location for volunteer response in the center of fire district. Egresses onto Adams St.
Growth Opportunity	Limited - growth may likely be an outbuilding or modification to responder parking, with consideration for slopes.
Pros	Fits on parcel, admin connected to garage and watch room, does not require an elevator or added stairs
Cons	Public parking and entry is less than optimal, 7th apparatus bay may not fit (pending civil assessment)
Cost (Base Bid)	<u>\$13,391,071</u> (based on square footage assessments from early 2023)
Cost with added Bay (sq')	(+) \$398,560 (adds additional 1,775 sq ft)
Cost with added Basement (sq')	(+) \$2,626,900 (adds additional 5,700 sf)

Options for Consideration

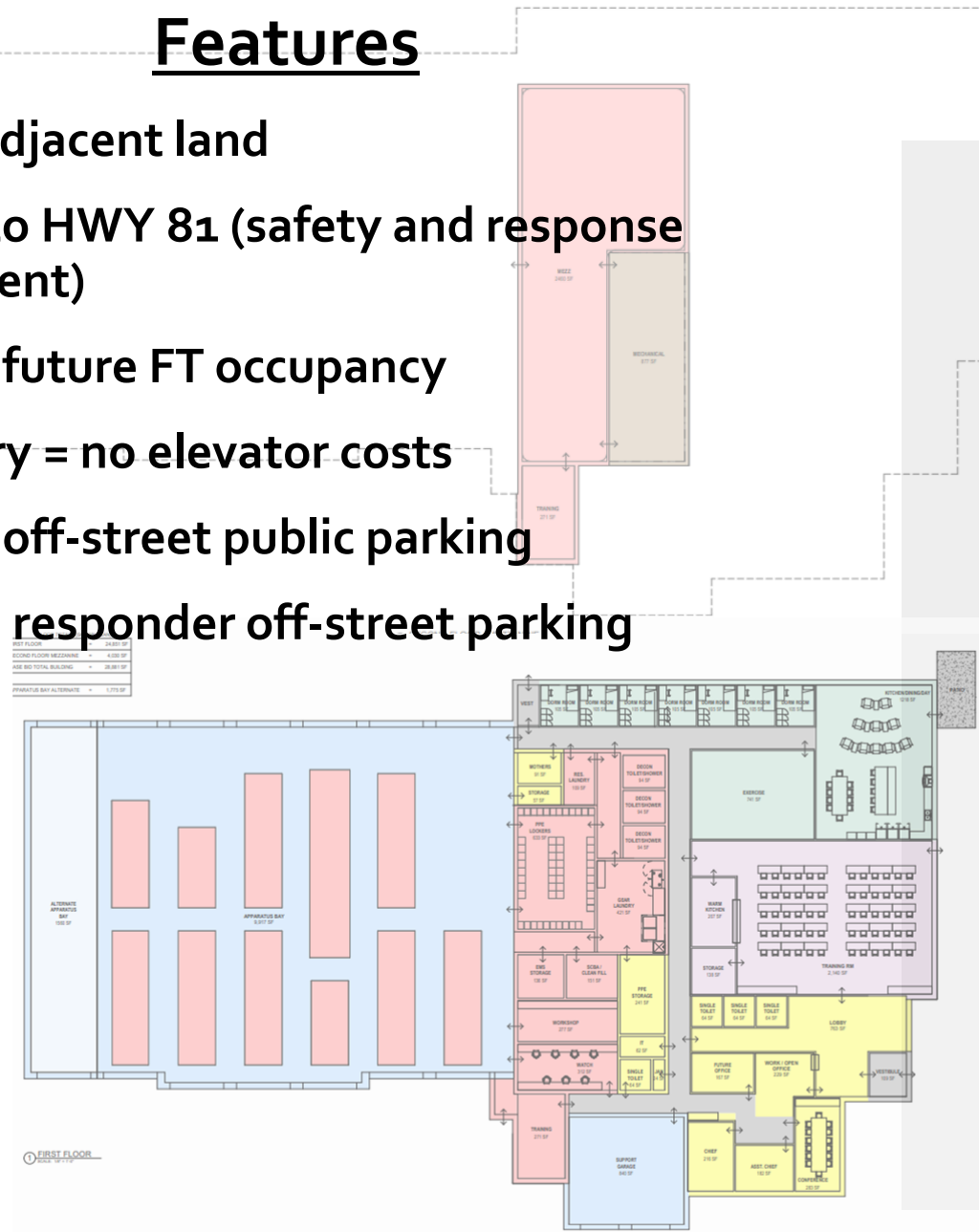
Single Story Design that fits on the parcel

Options for Consideration



Features

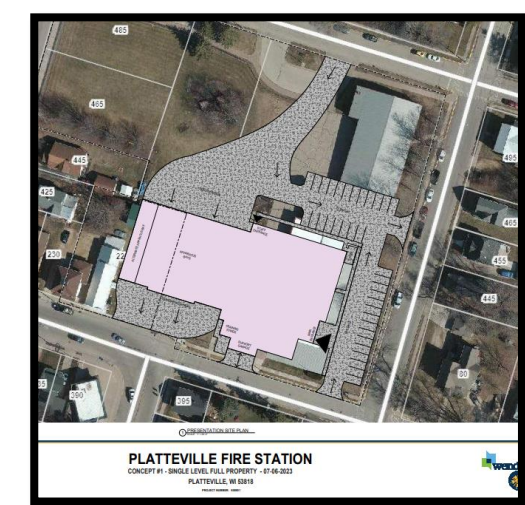
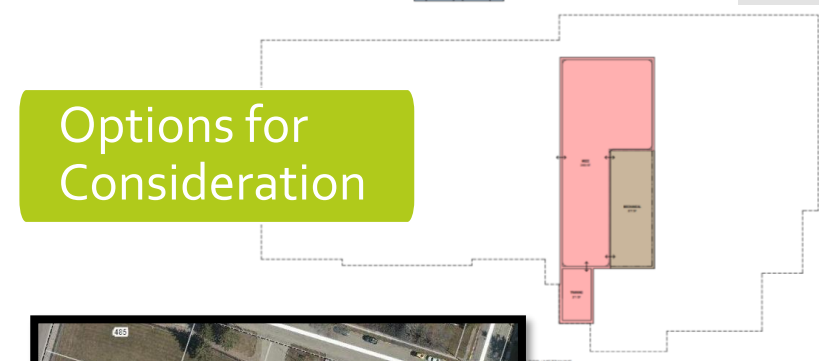
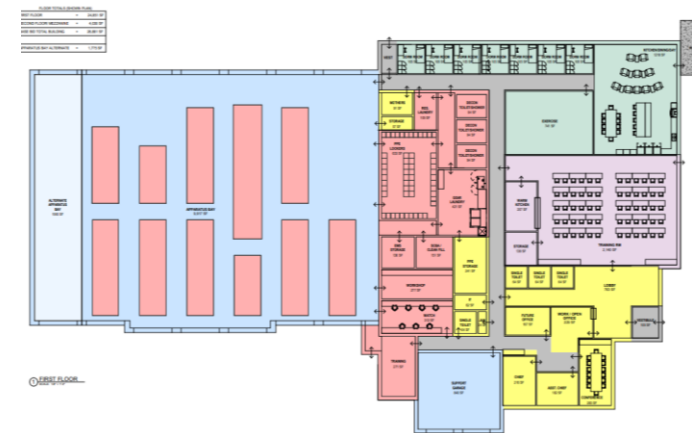
- Requires adjacent land
- Egress onto HWY 81 (safety and response improvement)
- Allows for future FT occupancy
- Single story = no elevator costs
- Allows for off-street public parking
- Additional responder off-street parking



Single Story Design that fits with acquisition of adjacent blighted parcels

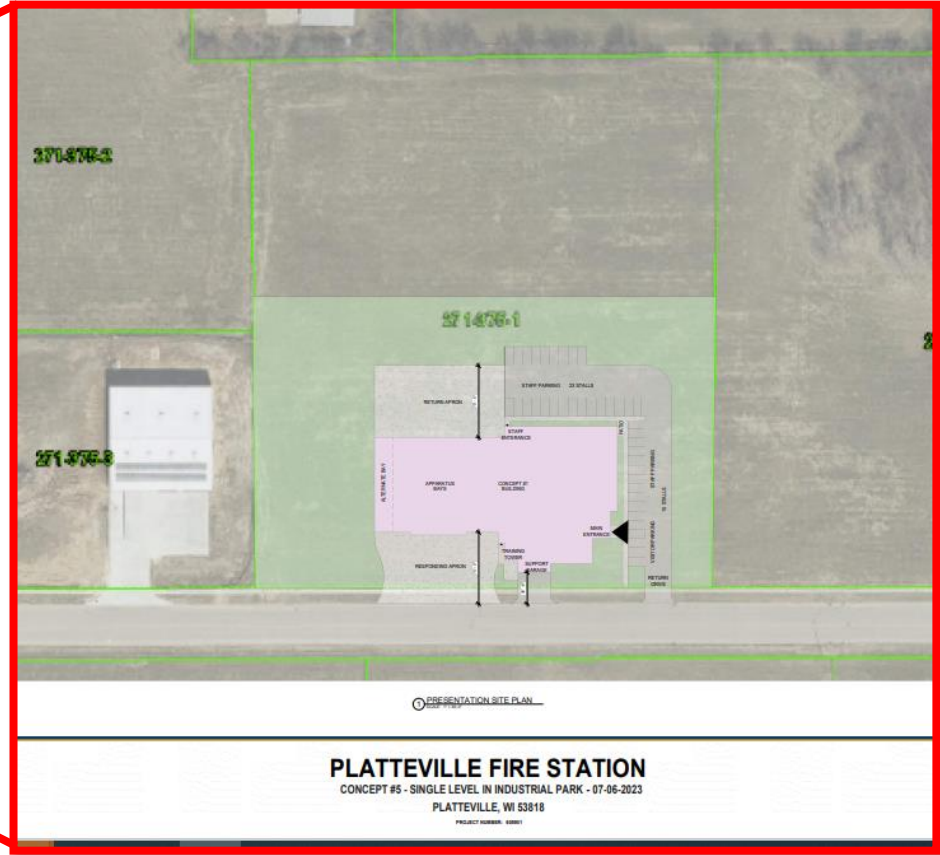
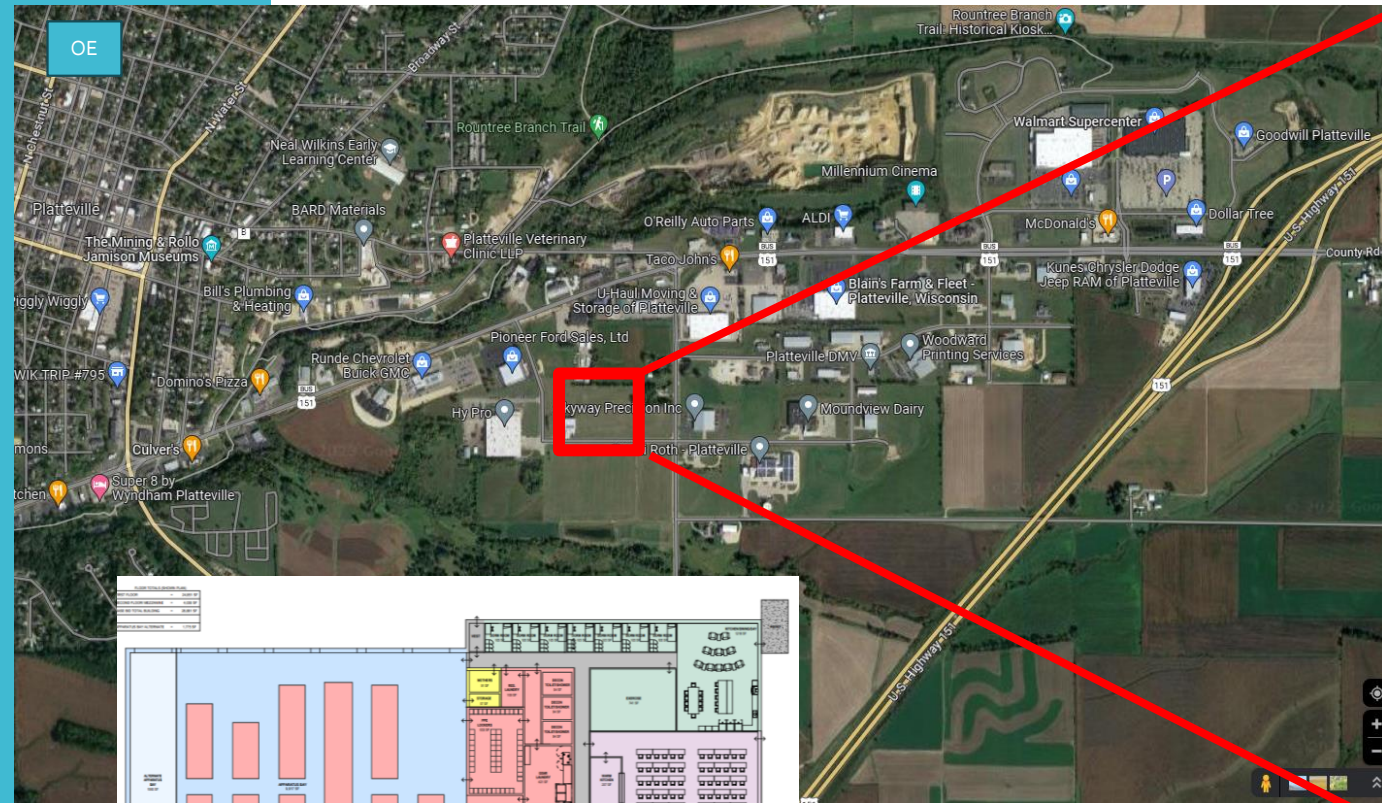
Single Story Design that fits with acquisition of adjacent blighted parcels

Size of Facility (Base Bid)	28,881 sq ft (90.5% of assessed need of 31,900 sq ft.)
Response	Facility is in optimal location for volunteer response in the center of fire district. Optimal egress onto HWY 81.
Growth Opportunity	Limited - growth may likely be an outbuilding or modification to responder parking, with consideration for slopes.
Pros	Safer egress visibility onto HWY81, anticipated space for 7 th bay (pending civil), room for off-street parking, Admin connected to watch and support garage, additional storage space, living quarters built out, best operational flow
Cons	Requires property acquisition, limited future growth with consideration of slopes
Cost (Base Bid)	<u>\$13,265,980</u> (based on square footage assessments from early 2023), and does not include land acquisition
Cost with added Bay (sq')	(+)\$398,560 (adds additional 1,775 sq ft)
Cost with added Basement (sq')	(+)\$2,626,900 (adds additional 5,700 sq ft)



Single Story Design to place out in the industrial park

Options for Consideration



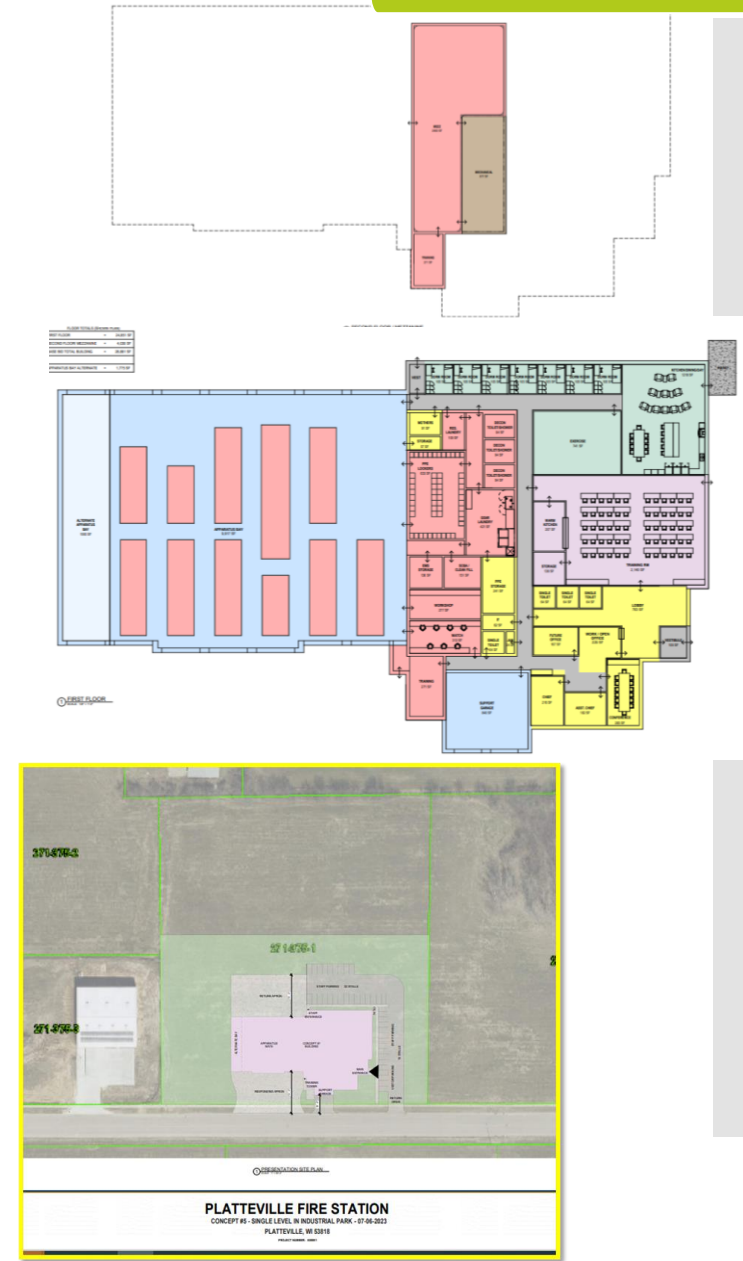
Features

- Single story = no elevator costs
- Longer distance/time for responders
- Optimal space for growth
- Utilizes development district

Single Story Design to place out in the industrial park

Size of Facility (Base Bid)	28,881 sq ft (90.5% of assessed need of 31,900 sq ft.)
Response	Location adds volunteer response time and distance, adds response time to 70 % of the district by population
Growth Opportunity	Optimal room for future growth
Pros	Optimal availability of space for future expansion, parcel will need less civil work, Admin connected to watch room and support garage, additional storage, no demolition
Cons	Location adds to volunteer response time, adds response out time, takes space designed for economic development, potential impacts to ISO ratings and FEMA grants
Cost (Base Bid)	<u>\$12,592,475</u> (based on square footage assessments from early 2023)
Cost with added Bay (sq')	(+)\$398,560 (adds additional 1,775 sq ft)
Cost with added Basement (sq')	(+)\$2,626,900 (adds additional 5,700 sq ft)

Options for Consideration



Features

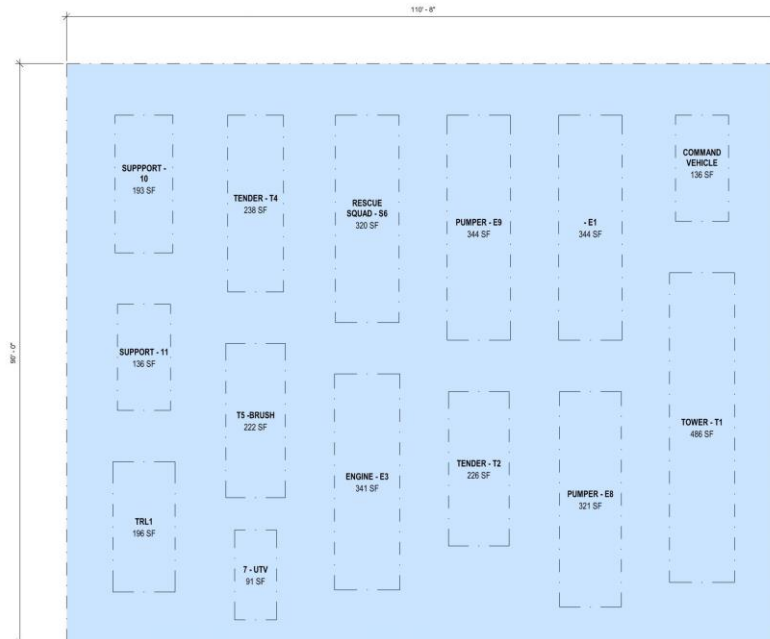
Alternate Spaces:

A) Basement Space

B) 7th Bay Space

- Basement – Future expansion opportunity and storage
- Basement – Future partnership opportunities
- Basement – Potential shelter space
- 7th bay – Space for future apparatus needs
- 7th bay – Allows for more flexibility in apparatus layout
- 7th bay – Allows for added space for training and vehicle maintenance

Feedback from SME = consistent with a wish for more space



6 Apparatus bays filled with existing equipment



Example – Future build-out space

Review With Subject Matter Experts:

Partner fire Chiefs

Comments from SME review:

- Eventually you are likely going to need 24/7 staff – consider occupancy space and where they may congregate
- Building flow – responders want to get to locker ASAP
- Get the extra bay if you can afford it – allows for training and maintenance
- Can't have enough storage space, it fills up fast- have a shelving plan
- Keep in-floor heating if considering dual doors
- From OE Gray – egress onto HWY81 would be safer
- Location – follow your response data of today
- Safety -consider truck egress and return in relationship to responder parking

Decision Points

Decision Points

<u>Course of Action:</u>	<u>Size Sq Ft:</u>	<u>Public Safety Response Out:</u>	<u>Volunteer Safety</u>	<u>Growth Opportunity / Functional Longevity:</u>	<u>Pros:</u>	<u>Cons:</u>	<u>Concept \$ Estimate by Square' - (Base):</u>	<u>(+)Bay:</u>	<u>(+)Basement:</u>
Slim 2-Story	26535	Good	Less	Limited	Fits on OE Gray parcel	Impacted room functions	\$ 12,482,145	\$ 398,560	\$ 2,627,100
	83.2%		Added Stairs / Response flow less than ideal	Will need dorm build out for FT	Some expansion	Less storage space than current			
1-Story Fits	29164	Good	Mediocre	Limited	Fits on OE Gray Parcel	Limited expansion	\$ 13,391,071	\$ 398,560	\$ 2,626,900
	91.4%		Response flow less than ideal	May not allow for 7 th bay	No elevator = less cost	No public off-street parking			
1-Story Expanded	28881	Best	Good	Limited	Room for a 7 th Bay	Requires property acquisition	\$ 13,265,980	\$ 398,560	\$ 2,626,900
	90.5%	Egress onto Hwy 81	Good flow through building	Good	Best operational flow	Some limited expansion	(+) land acquisition		
1-Story Ind. Park	28881	Less	Less = Added drive time	Optimal	Optimal space for growth	Increased response time	\$ 12,592,475	\$ 398,560	\$ 2,501,500
	90.5%	Increased response time	Good flow through building	Good	Less civil expense	Takes up ind. park space			

Decision Points

Assumption of other funding:

Federal Appropriation = \$7M
 Fund Raising = \$1.5M

							Project Budget	\$ 12,500,000	\$ 13,000,000	\$ 13,500,000
							Federal Appropriation	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
							Fundraising Budget	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
							Funding from Municipalities	\$ 4,000,000	\$ 4,500,000	\$ 5,000,000
Municipality	WI DOA 2022 Population Estimates	Sections Covered	Total Sections	Percentage Coverage	Calculated Population Covered by District	Percentage Township would pay	Cost Allocation	Cost Allocation	Cost Allocation	
Belmont	801	10	42	24%	193	1.33%	\$ 53,025	\$ 59,653	\$ 66,282	
Elk Grove	567	8	36	22%	126	0.87%	\$ 34,615	\$ 38,942	\$ 43,269	
Ellenboro	588	13	36	36%	212	1.46%	\$ 58,333	\$ 65,625	\$ 72,917	
Harrison	528	22	36	61%	323	2.22%	\$ 88,645	\$ 99,725	\$ 110,806	
Lima	771	36	36	100%	771	5.30%	\$ 211,813	\$ 238,290	\$ 264,766	
Platteville	1,518	29	29	100%	1,518	10.43%	\$ 417,033	\$ 469,162	\$ 521,291	
Smelser	789	12	36	33%	263	1.81%	\$ 72,253	\$ 81,284	\$ 90,316	
C. Platteville	11,154	7	7	100%	11,154	76.61%	\$ 3,064,283	\$ 3,447,319	\$ 3,830,354	
TOTALS	16,716	137	258	53%	14,560	100%	\$ 4,000,000	\$ 4,500,000	\$ 5,000,000	

Concept Estimated Cost Share:

Decision Points

Disclaimer Statement: all financials are estimates based on square footage of the concepts and the best guess of civil work costs. Estimates may change with schematic development and markets at time of bidding.

Timeline:

Partner Presentations on Concepts Aug-Sep 23

Approve Concept – Sep 23

Schematic Design – (2 months)

Partner Presentations at end of Schematic Design
(multiple touch points - involvement)

Design Development – (2 months)
(GMP is set)

Finalized Financing – May 24

Construction Doc – (2 month)

Release for Bid – (Summer/Fall 24)

Construction Start – Fall 24

Action Request:

Requesting the body vote on its preferences for concept:

Score Card:

<u>Option:</u>	<u>Position:</u> "Recommend" "Support" "Oppose"	<u>Comments for City of Platteville</u> <u>Common Council to consider:</u>
Slim 2-story fits on O.E. Gray		
1-story fits O.E. Gray		
1-story expanded O.E. Gray		
1-story Industrial Park		
(+add) 7 th bay		
(+add) basement		

Decision Points

Questions:

